BILL GARRETT, Davidson County
Trans:T20160038465 DEEDWARR
Recvd: 05/09/16 13:59 2 pgs
Fees:13.00 Taxes:262.70
20160509-0045844

Warranty Deed

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$71,000.00
|
|Affiant

|SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
|29 day of April, 2016.
|
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES:
| (AFFIX SEAL)

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires December 5, 2017

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jessica Lee Anders 4519 Brooke Valley Drive Hermitage, TN 37076	HIGHLANDS REG. 12001 N. CENTRAL EXPRESSWAY STE 750 DALLAS TX 75243	87-13-104

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Syed Huda and wife, Shahana Huda

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Jessica Lee Anders, a single woman

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

Being Lot No. 167-B on the Plan of Valley Grove, Section Two, Zone Lot Division of Lot 167 of record in Book 6050, Page 38, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Syed Huda and wife, Shahana Huda by Warranty Deed from Leland D. Watts, married, dated September 18, 2012, of record in Instrument Number 20120920-0085340, Register's Office for Davidson County, TN.

This conveyance is made subject to the following:

1) 2016 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Book 6050, Page 38, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 6011, Page 300, amended in Book 6096, Page 283, and Book 6262, Page 521, Register's Office for Davidson County, Tennessee.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **4519 Brooke Valley Drive, Hermitage, TN 37076**
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand(s) this 28th day of April, 2016.

Syed Huda
Syed Huda

Shahana Huda
Shahana Huda

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Syed Huda and wife, Shahana Huda, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of April, 2016.

NOTARY PUBLIC

My Commission Expires: 9-11-17

SUSAN FRENSLEY NEWTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. SEPTEMBER 11, 2017
COUNTY OF DAVIDSON

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076